

CHAPTER IV INVESTIGATING THE TITLE

I. EXAMINING THE DEEDS

THE investigation of the vendor's title to the land or house he is selling is a very important matter. It is here that the responsibility falls upon the shoulders of the purchaser's solicitor of satisfying himself that the vendor has a good title to the property. Fortunately, the greater number of titles are of a simple character and present no real difficulty. If a perfect chain of deeds of an ordinary character, e.g. conveyances, assignments, transfers of mortgage, etc., is produced showing how the property passed from one person to another, the solicitor's clerk can deal with the same without any fear. But should questions of settled land, trusts, or other similar matters arise, the solicitor's clerk should (in his early days) refer the matter for his principal's consideration.

We will assume that the contracts have been exchanged and that the purchaser's solicitor is now in possession of the abstract of title which, as already explained, has been prepared and delivered by the vendor's solicitor.

The first thing the purchaser's solicitor should do is to mark on the endorsement a memorandum of the date the abstract is received by him and the time allowed by the contract for the requisitions

to be sent in.

The next thing he should do is to see
that the
first deed shown in the abstract is
the "root of